



DERELICT BUILDING GRANT PROGRAM

APPLICATION COVER PAGE

Applicant Name: City of Hawarden

Applicant:

☒ City Government

☐ County Government

Population 2546

Population _____

Designated Contact:

Name: Gary Tucker

Title: City Administrator

Address: 1150 Central Ave

City, State, Zip: Hawarden, Iowa 51023

Day Phone: 712-551-2565

Cell Phone: 712-551-7491

Email: gtucker@cityofhawarden.com

What type(s) of assistance is the Applicant applying for? Check all that apply. See application guidelines for funding restrictions/limitations. Applicant will need to provide a minimum of 3 bids for each type of assistance being applied for.


- ☒ Certified asbestos inspection
- ☒ Structural engineering assessment
- ☐ Other hazardous materials removal - *Please identify:*

- ☒ Phase I Environmental Site Assessment
- ☒ Phase II Environmental Site Assessment
- ☐ Renovation of the structure
- ☐ Deconstruction

Amount of Funding Requested: \$ 12200

Amount of Applicant Cash Match Committed: \$ 3500

Total Project Cost: \$ 15700

Signature: 

Printed Name: Gary Tucker

Title: City Administrator

Date: 11/1/11

Applicants may elect to submit proposals electronically or hard copy. A signed original proposal including color photos and other applicable attachments should be submitted to the attention of:

Scott Flagg, Department of Natural Resources, 502 E. 9th Street, Des Moines, Iowa 50319-0034
Email: scott.flagg@dnr.iowa.gov



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DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION

Derelict Building Address: 725 Central Ave

Derelict Building Number of Stories and Total Square Footage 2 story 8900 sq. feet

Year of building construction: 1918

Is the building listed on the National Register of Historic Places? ☒ Yes ☐ No

NOTE: Applicant must include in your proposal packet one set of street level color photos of all building sides.

Name of current owner, if known? City of Hawarden

Has the Applicant initiated any legal action to gain access to or ownership of the derelict building? (NOTE: Prior to taking ownership the Applicant is **strongly** encouraged to ensure that an inspection for asbestos and other hazardous materials has been conducted.) ☐ Yes ☒ No

Is the Applicant working with any other program(s) to secure funding or assistance related to this project? If so, please describe including anticipated date of funding decision.

No, but the goal is to continue to research other potential funding streams to preserve building

Has the Applicant received any bids related to this project? If so, please describe.

No, but have received estimates. If awarded three bids will be obtained and lowest bid accepted to complete project.

What is the current status of the building? Check all that apply.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Vacant ¹ | <input type="checkbox"/> Nuisance |
| <input type="checkbox"/> Abandoned ² | <input type="checkbox"/> Unsafe to enter due to structural integrity |
| <input type="checkbox"/> Uninhabitable | <input type="checkbox"/> In disrepair or deteriorated |
| <input type="checkbox"/> Damaged roof | <input type="checkbox"/> Other (please explain) _____ |

If abandoned, how long has it been in this status? About 7-10 years

Has the derelict building been inspected for asbestos or other hazardous materials? ☐ Yes ☒ No

If yes, attach results.

If asbestos and/or other hazardous materials were identified have these been properly abated?

☐ Yes ☒ No

***Applicants are encouraged to refer to the review criteria when responding to the questions below in order to achieve maximum results from the reviewers.**

¹ Vacant: building has been unoccupied for 6 months or less

² Abandoned: building has been unoccupied for more than 6 months



DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION continued

For Renovation Projects only: Describe your asbestos management plan, if applicable. Describe the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Describe the materials comprised of recycled content that you plan to incorporate into the project. If the applicant will be partnering with a local non-profit organization, please identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

See Attached sheet

For Deconstruction Projects only: Describe your asbestos management plan, if applicable. Describe the depth of deconstruction that will take place including the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Include primary building materials of the structure. If the applicant will be partnering with a local non-profit organization, please identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

For Renovation and Deconstruction Projects: Describe the future plans for the property once the building has been renovated or deconstructed? Preference is given to applicants who can document that the redevelopment plan includes a job creation or revenue generating component. (Limit to 500 words)

See Attached Sheet



DERELICT BUILDING GRANT PROGRAM BUDGET DETAIL

Item & Quantity	DNR Request	Cash Match	Total Cost
Certified ACM Inspection	\$500	\$0	\$500
Removal and Disposal of ACM	\$5000	\$3000	\$8000
Structural Engineering Analysis	\$1200	\$0	\$1200
Phase I Environmental Assessment	\$3000	\$0	\$3000
Phase II Environmental Assessment	\$2500	\$500	\$3000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTALS	\$12200	\$3500	\$15700

Provide a detailed budget narrative related to this project and specify how funds from the Derelict Building Grant Program will be used:

The budget is fairly simple for the first 5 components of restoring the Old City Hall to becoming the Hawarden Historical Museum. The BSRVHS will oversee the project under the auspices of the Hawarden City Administrator. The retired contractor, Tim Kurth, will be responsible for overseeing the project.

- 1) Contact J & J and Co, Ltd from Sioux City, Iowa to complete the ACM inspection along with removal and disposal of asbestos. Payment will come from the \$5500 DNR request. BSRVHS will pay the match as identified.
- 2) Contact will be made with Cowell Engineering to review his previous report and do a more complete evaluation of the building along with the roof. His bill will be paid from the \$1200 DNR request.
- 3) With assistance from the City Administrator, Tim will solicit three bids from the area that are approved by the DNR to do both Phase I and Phase II Environmental Assessments. After reviewing the bids, the projects will be given to the lowest bid.
- 4) No statements will be reimbursed without approval from both the City Administrator and Tim. Once the work has been completed and approved, then the companies will be reimbursed for services.

Identify the source(s) of all cash match. Continue on separate sheet as necessary.

The BSRVHS has agreed to assist in the cash match. The BSRVHS goal is to save this building and will be developing an endowment that will provide the matching funds with future grants, but also to provide the funding in years to come that will maintain and preserve buildings and arificats involving the community of Hawarden and surrounding area.



DERELICT BUILDING GRANT PROGRAM MILESTONE DETAIL

Provide a project timeline that describes the major milestones of the project. Continue on separate sheet as necessary.

PROJECT TASK / ACTIVITY	TASK/ACTIVITY START DATE	TASK/ACTIVITY END DATE	GROUP / PERSON RESPONSIBLE
Certified ACM Inspection	2/01/2011	4/1/11	BSRVHS
Removal and Disposal of ACM	3/1/11	5/1/11	BSRVHS
Strutural Engineering Analysis	2/1/11	4/1/11	BSRVHS
Phase I Environmental Assessment	2/1/11	4/1/11	BSRVHS
Phase II Environmental Assessment	2/1/11	5/1/11	BSRVHS

For Renovation Projects only: *Describe your asbestos management plan, if applicable. Describe the reuse and recycling aspects of the project. Identify the markets that will receive materials to be used or recycled. Identify the disposal location for materials not reused or recycled. Describe the materials comprised of recycled content that you identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the projects, i.e. labor, equipment, vehicles, etc. – 1000 words*

The City of Hawarden is located in Sioux County, in the very northwest corner of Iowa. The city limits border the Big Sioux River, and a bridge connects us directly to South Dakota. Hawarden is centrally located between the cities of Sioux City, Iowa and Sioux Falls, South Dakota.

Hawarden's population is 2,546 according to the 2010 census. In 2009, the median household income for Hawarden was \$35,827, well below the Iowa median of \$48,065. During the 2010-2011-school year, the West Sioux Community School District lists 47% of its students receiving free and reduced-price meals. The community has seen a large growth of our Hispanic population during the past five years, and currently 25% of the students attending the public schools are Hispanic.

The Hawarden City Hall, Fire Station and Auditorium, is a two story edifice of Prairie School and Classical Revival design that was first completed and occupied in 1918. This building is only one of two city halls designed by the nationally known architect William L. Steele. The building was placed on the National Register of Historic Places in 2006. As part of the application for that designation, a structural engineer performed a visual, non-destructive, structural evaluation of the building. His report said the building shows "few ill effects", and the building "remains structurally sound". The building "...retains a high level of integrity according to the National Register's seven qualities."

For the Hawarden City Hall, Fire Station and Auditorium to be restored to its original design, and become a multi-use center, we are applying for the following assistance:

- 1) Certified ACM inspection - In 2006, J & J and Co, Ltd, of Sioux City, IA completed an asbestos inspection along with 87 asbestos bulk samples. We are requesting that another inspection be completed and/or updated to meet any current state requirements that may have occurred in the past 5 years. Approximate cost to bring the inspection current will be \$400.
- 2) Removal and Disposal of ACM - J & J and Co offered an estimate of approximately \$8000 to remove and dispose of the asbestos that was identified in the 2006 report. As we approach the project with the contractor and discover that certain items may be of historical value to the building, those will be addressed individually in the best manner possible.

- 3) Structural Engineering Analysis - Cowell Engineering performed a visual, non-destructive, structural evaluation of the building in 2006. They did not observe the roof, so a more detailed evaluation of the roof will need to be completed. About 4 years ago, a carpenter did work on the roof and indicated that the roof was stable. Cowell Engineering estimates it will cost approximately \$1000-\$1200 to review, complete the report, and bring it current should any further damage have occurred during the past 5 years.
- 4) Phase I Environmental Assessment - A company has given an estimated cost of \$2500-\$3000 to review known environmental records and land use information about the site and vicinity.
- 5) Phase II Environmental Site Assessment - A company has estimated a cost of \$3000 to do soil, groundwater, and structural material sampling to confirm or deny if there is any contamination present. Approximately 5-8 bores, each one 15-20 feet deep, will be completed and analyzed.

If the grant is awarded, we will continue to utilize the services of J & J and Co, and Cowell Engineering. For Phase I and II, three bids will be requested to complete the work and the low bid will be accepted.

If the above areas are approved, the Big Sioux River Valley Historical Society, has a plan to renovate the building to be used as a Hawarden Historical Museum. One of our members, a retired contractor with many years of construction experience, will oversee the various stages required to meet the grant requirements. Any asbestos that has been identified and needs to be removed will be done according to the regulatory guidelines. Disposal of asbestos, contaminated soil, or other contaminated materials will be in a site designated and approved by the state. To maintain the integrity of this building in its original architectural style, any materials that need to be replaced will be in the original style if at all possible. Any new materials used for the building will attempt to meet "green" building standards and will utilize recycled content wherever possible.

The goal will be to bring back the exterior architectural design to its original state, such as replacing windows, removing brick that had been put above the windows, removal of the double door on the east side and removing the enclosure over the basement stairwell on the outside. Tuck-pointing is necessary in several locations. Roofing was completed about 4 years ago, but will need to be reevaluated for any signs of leakage. Some of the downspouts will need to be replaced. Any materials that need to be disposed of will be done correctly. The building must be handicapped accessible, and the goal is to not disrupt the Prairie Design that was made famous during that era to accomplish that.

Besides the retired contractor to help oversee the project, many of the BSRVHS members have agreed to assist in preserving this important building. With the recent gift of WWII Home Front material, and the City of Hawarden's 125th Anniversary in

2012, the goal is to get as much as possible of the building renovated prior to Labor Day 2012. However, without these grant funds to jump-start the process, this cannot be accomplished. The City of Hawarden and BSRVHS will continue to look for other funding streams, and BSRVHS will be establishing an endowment for maintenance of the building and care of the WWII Home Front artifacts.

For Renovation and Deconstruction Projects: *Describe the future plans for the property once the building has been renovated or deconstructed? Preference is given to applicants who can document that the redevelopment plan includes a job creation or revenue-generating component – 500 words*

The Big Sioux River Valley Historical Society (BSRVHS) is a 501(c) nonprofit. Our mission is to preserve the history of Hawarden and the surrounding area, as well as to preserve buildings that are historically important to Hawarden. BSRVHS currently oversees a cluster of 15 historical buildings known as Calliope Village, and the Hawarden Historical House. The BSRVHS was recently gifted a large, museum-quality collection of artifacts and memorabilia called "WWII – The Home Front". A second gift also includes pictures, memorabilia and stories all related to the ALCAN (Alaskan) Highway that involved a local construction company and manpower from Hawarden and surrounding areas. A Hawarden native developed these unique collections, and much of it focuses on Hawarden during WWII. It was recently put on display for two days and required the entire school gymnasium. The BSRVHS also has a very large collection of pictures of Hawarden history that need display space as well as an environmentally controlled space for storage.

William L Steele, a national known architect, designed the building known as the Hawarden City Hall, Fire Station and Auditorium. The building is of architectural interest because it blends Prairie School and Classical Revival styles. The Woodbury County Courthouse in Sioux City is widely acclaimed as Steele's masterpiece. Shortly after completing the courthouse, Steele, designed the Hawarden City Hall, which is only one of two that he designed during his career. The building was placed on the National Register of Historic Places in 2006, but has virtually stood empty for at least 10 years. The facility would be large enough to house the museum, and also could be utilized by other organizations such as Boy Scouts and the American Legion Post. The goal of the BSRVHS is to complete the renovation of this 1918 building. Once it is completed, a curator will be hired to catalog all the materials that are currently housed in various buildings around the community, develop a process to display and rotate the many artifacts, promote the newly developed museum not only to the public, but also to the many area public and parochial schools. Because of the size of the building, a part time custodian/maintenance person will also be hired.

BSRVHS also plans to develop an endowment to continue to preserve the history of Hawarden and the surrounding area, as well as to preserve buildings that are historically important to Hawarden.

Big Sioux River Valley Historical Society

01 November 2011

Recently the Big Sioux River Valley Historical Society started a project to stop the demolition of our 1918 Hawarden City Hall. It is the mission of the BSRVHS to preserve Hawarden's history, and the William L. Steele designed Prairie School style landmark is no exception. It is our plan to return this beautiful building to its former glory and usefulness by creating a much needed multi-use center for ourselves and other service organizations.

The BSRVHS plans to offer meeting/office/storage spaces, for our society and for other local organizations such as the American Legion, VFW, Kiwanis, and others on the lower level of the building. This level originally held the city offices, council chambers, city jail, and fire station. We also plan to partner with the Hawarden Fire Department to display its 1919 Brockway fire truck in its refurbished original stall. In the upper level, which is an auditorium that used to host many community events, we plan to display our vast historical photo collection. Also we recently received two gifts of WW2 memorabilia, which complements our and the Legion's holdings. We believe the upper level would provide adequate space to properly display all of the items, giving Hawarden one the best military displays in the entire area. This area could also provide an area for events to be held.

I personally believe the "Old City Hall Project" is a worthwhile cause and ask you to please consider the project as a candidate for the grant program. There are many citizens who have shown concern and support for the preservation of this historic building. It would be a shame if we were to lose it to a wrecking ball, leaving an "open wound" on our downtown landscape. The "Old City Hall" has been a beautiful part of Hawarden's downtown for Ninety-four years and, with your help, we can keep it for another one hundred-plus years.

Thank You again for your consideration.

Jaimie Strong, Pres. BSRVHS

November 1, 2011

Scott Flagg

Environmental Specialist

Department of Natural Resource

Re: Hawarden, Iowa City Hall - Built 1918

The historical building located on the south west corner of Eighth Street and Central Avenue in Hawarden, Iowa is a historical treasure that needs to be returned to its former beauty and function.

This building was built in 1918 and was designed by architect William L. Steele, the Prairie architect from Sioux City, Iowa.¹ He also designed the bank building on the east side of Central and Ninth Street. This building has been restored and is now being utilized to its full potential.

The City Hall building is on a raised basement and contains a double garage at the rear of the building which held the City Fire Truck. This area also contained a large city clerk's office with a fire proof vault for keeping city records, the council chamber, meeting rooms, and public restrooms, as well as the City Jail. The second floor contains a ticket office and a large auditorium with a raised stage and small kitchen area. The floors in the upper level auditorium are high grade maple flooring²

This building served the City of Hawarden as its City Hall until the Northwestern Railroad Depot was restored to be used as the New City Hall in 1981. This made use of another historical building that represents Hawarden's past.

The Auditorium of the 1918 City Hall building continued to be used for public functions, dances, etc. until the restored High school/middle school (built in 1926) was completed in 2005 to combine the City Offices and new Community Center. As in 1918, it is all under one roof again.

¹ BUILDINGS OF IOWA, BY David Gebhard & Gerald Mansheim. Page 477

² HAWARDEN CENTENNIAL BOOK. Page 97

The City Hall Building built in 1918 now stands empty. It is still a lovely building that should remain a vital part of our town and our Main Street. As you may have noticed in my previous paragraphs, Hawarden is proud of its past and has renovated the two previous historical buildings mentioned, as well as many others to become useful and vital parts of our community. The Historical Society is now hoping to make this project a reality for our community. This building would leave only a vacant spot full of memories if it is demolished. What a tragedy to destroy a building with so much potential.

As a lifelong resident of Hawarden, a business person interested in the continued prosperity and quality of life in Hawarden, and a citizen who would encourage every avenue to be explored to save this building and return it to its former beauty and usefulness, I ask you to please consider this building as a candidate for your grant program. If I can be of further help, I have listed my phone number below.

Thank you for your attention to this matter, and for all you do to continue the historical preservation of buildings such as this.

Mary L. Johnson

1105 9th

Hawarden, Iowa 51023

712-551-2537